SUBSTANCE WITH STYLE

BALLYGOWAN ROAD

CASTLEHILL

BELFAST
BT5

PHASE TWO

Braidwater
HOMES

Braidwater
HOMES

Building Affordable & Stylish Homes

Braidwater has been building new homes of quality, style and value for over 40 years. We offer a fresh and creative approach based on our knowledge of what home buyers really want. Braidwater is committed to delivering exceptional quality, value and a personal service that is second to none.

What makes Braidwater better

Every Braidwater development is created with care and a meticulous attention to detail by a team of designers and architects, skilled craftsmen and dedicated tradesmen to ensure our customers enjoy exceptional homes and living spaces.

From high specification internal finishes to low maintenance, quality exteriors, we create homes that are like no other in Northern Ireland.

We look at more than just the home, we create the perfect community for residents to live in and enjoy.

What's more, all our homes are timber frame constructed using the latest energy efficient technology to ensure they're kinder to the environment and will reduce energy costs both now and in the future.

braidwater.com

Welcome to Castlehill...

Castlehill - The Location	4
Site Plan	6
The Tully	10
The Dunluce	12
The Dundrum	14
The Kinbane	16
The Brownlow	18
The Hillsborough	20
The Gosford	22
Castlehill - A Street View	24
The Crom	26
The Slane	28
The Stormont	30
The Greencastle	32
The Ashford	34
The Monea	36
Your Turnkey Package	38
The Luxuries on Offer	42
Location Map	47

Enjoy the best of both worlds, where country life meets city living...

Castlehill presents the perfect fusion of substance and style for all homebuyers.

Situated off the Ballygowan Road in Belfast, residents will enjoy a development that fits seamlessly into leafy surroundings, while presenting homes defined by architectural style and the highest build quality. Few places deliver such an ideal semi-rural location within an area where the vibrant metropolitan landscape of South East Belfast merges into the quiet calm of the Co. Down countryside.

Enjoy the peaceful ambience and country walks of the immediate area as well as the vibrancy of Belfast city centre, just four miles away. Even closer to hand, and just under five minutes from Castlehill, is the coffee culture and cuisine heartland of Ballyhackamore, an area which has stolen the crown as Belfast's trendiest culinary hotspot. The village style of this area offers an eclectic combination of fabulous eateries, cafés, boutiques and shops.

What makes Castlehill such a special place to live is its unrivalled accessibility to a vast array of amenities, venues and activities that contribute to a superb lifestyle experience. Residents can unwind in the great outdoors with a choice of local parklands and riverside walks, while golfers are only a few minutes away from the acclaimed 18-hole Shandon Park Golf Club. For those that enjoy keeping fit, the David Lloyd fitness centre is close by, as is the cycling splendour of the magnificent Comber Greenway.

The more practical necessities are also well catered for, including a superb range of schools from nursery through to secondary school. Grocery stores, supermarkets and high street brands are available in the immediate area, and at the Forestside Shopping Complex just under three miles away. For travelling around the city and further afield, the Metro bus network is accessible from the Ballygowan Road, and the Knock Dual Carriageway carriageway provides an easy connection to the M1 and M2 motorway networks.

The Tully
3 Bedroom Semi-Detached with Snug
House Ref: C4 Semi
Sites: 12, 13, 19, 20, 21, 22, 32, 33

The Dunluce
3 Bedroom Semi-Detached
House Ref: A Semi (Render)
Sites: 37, 38, 40, 41

The Dundrum
3 Bedroom Semi-Detached
House Ref: C Semi
Site: 42

The Kinbane
3 Bedroom Semi-Detached
House Ref: D Semi
Site: 43

The Brownlow
4 Bedroom Semi-Detached with Snug
House Ref: C7 Semi (Render)
Sites: 10, 11, 14, 15

The Hillsborough
4 Bedroom Semi-Detached with Snug
House Ref: C7 Semi (Brick)
Sites: 25, 26, 27, 28, 30, 31

The Gosford
4 Bedroom Semi-Detached
House Ref: B Semi (Render)
Sites 120, 121

The Crom
3 Bedroom Detached with Snug
House Ref: C9 Det
Sites: 29, 34

The Slane
4 Bedroom Detached with Snug
House Ref: C7B Det
Sites: 16, 35

The Stormont
4 Bedroom Detached
House Ref: G Det
Site: 36

The Greencastle
4 Bedroom Detached
House Ref: E Det
Sites: 17, 18, 24, 122

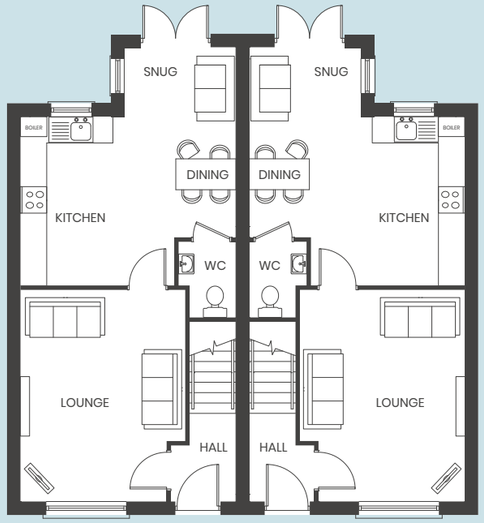
The Ashford
4 Bedroom Detached
House Ref: E2 Det
Site: 23

The Monea
4 Bedroom Detached with Sunroom
House Ref: E* Det
Site: 39

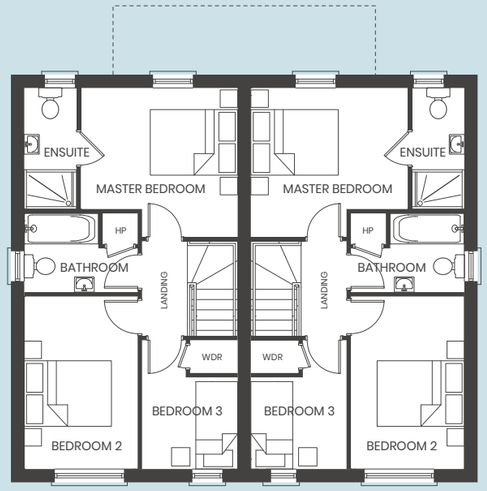
Indicative plan only to give a general overview.

The Tully

CGI is for illustration only and finishes may vary onsite.



Ground Floor



First Floor

Note: Render version (left) and brick version (right).

The Tully

3 Bedroom Semi-Detached with Snug

Ground Floor

Lounge	4.80m x 3.70m max
Kitchen/Dining	3.80m x 4.90m max
WC	1.65m x 1.30m
Snug	1.60m x 2.70m

First Floor

Master Bedroom	3.60m x 3.40m max
Ensuite	2.80m x 1.20m
Bedroom 2	3.95m x 2.60m
Bedroom 3	2.95m x 2.20m max
Bathroom	1.80m x 2.60m max

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The Dunluce

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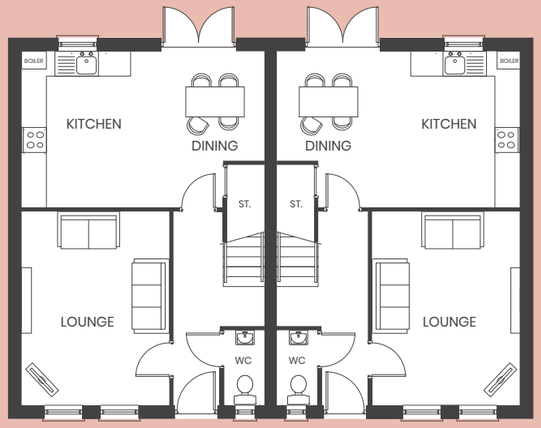
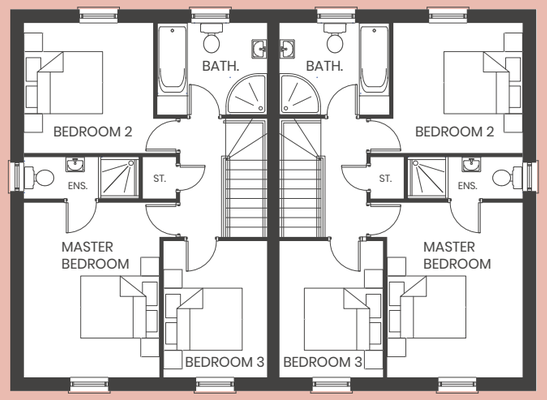


Ground Floor



First Floor

The Dunluce

3 Bedroom Semi-Detached

Ground Floor

Lounge	4.70m x 3.60m
Kitchen/Dining	3.80m x 5.90m max
WC	1.80m x 0.95m

First Floor

Master Bedroom	4.20m x 3.70m max
Ensuite	1.00m x 2.80m
Bedroom 2	3.15m x 3.70m max
Bedroom 3	3.30m x 2.50m max
Bathroom	2.20m x 2.65m max

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The Dundrum

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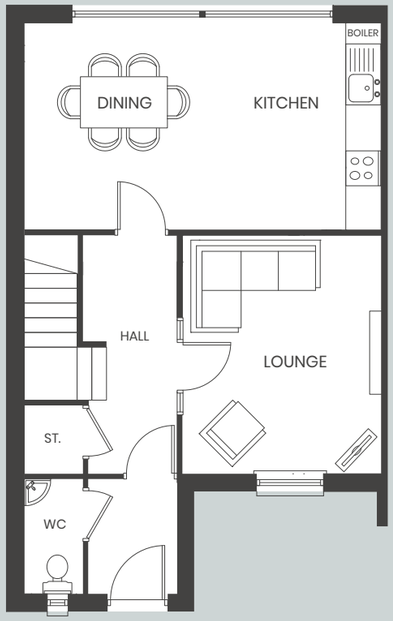
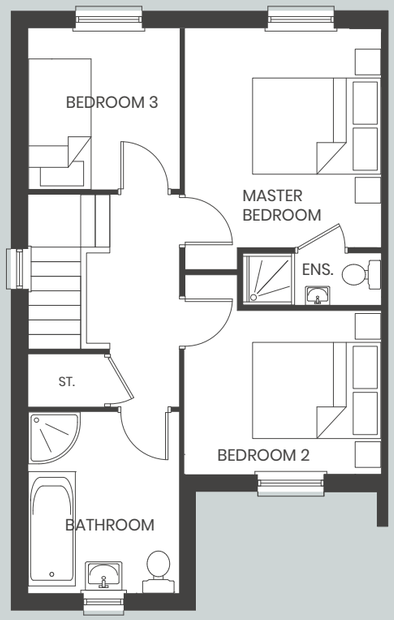


Ground Floor



First Floor

The Dundrum

3 Bedroom Semi-Detached

Ground Floor

Lounge	4.05m x 3.40m
Kitchen/Dining	3.50m x 6.05m
WC	1.95m x 1.00m

First Floor

Master Bedroom	4.15m x 3.40m max
Ensuite	0.90m x 2.40m
Bedroom 2	3.45m x 3.40m max
Bedroom 3	2.75m x 2.60m
Bathroom	3.10m x 2.60m

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The Kinbane

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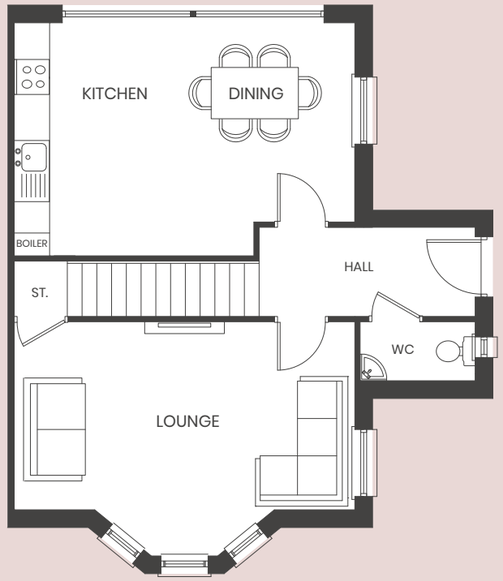
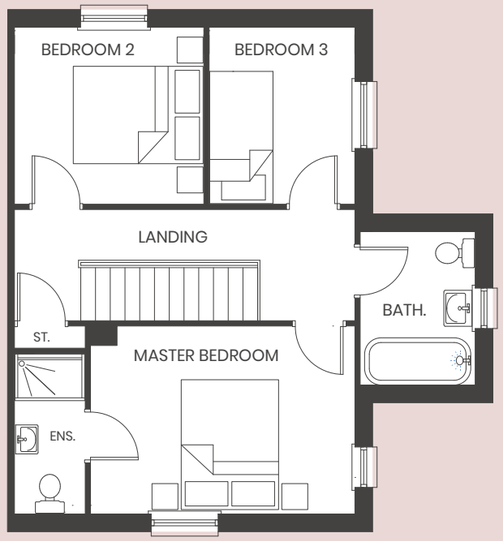


Ground Floor



First Floor

The Kinbane

3 Bedroom Semi-Detached

Ground Floor

Lounge	4.00m x 5.80m max
Kitchen/Dining	3.95m x 5.80m max
WC	1.00m x 1.95m

First Floor

Master Bedroom	3.20m x 4.50m max
Ensuite	2.70m x 1.20m
Bedroom 2	3.00m x 3.20m
Bedroom 3	3.00m x 2.50m
Bathroom	2.60m x 1.95m

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The Brownlow

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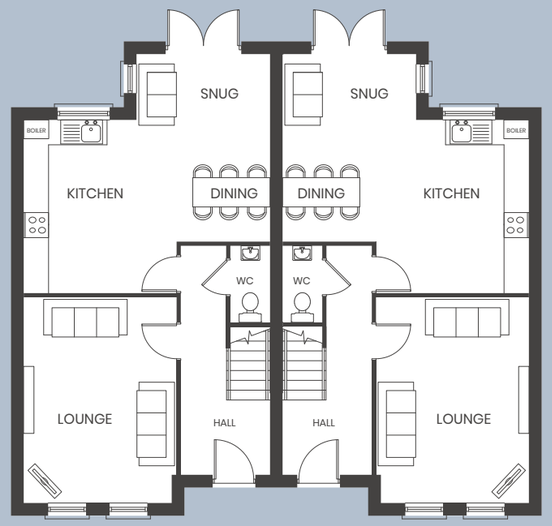
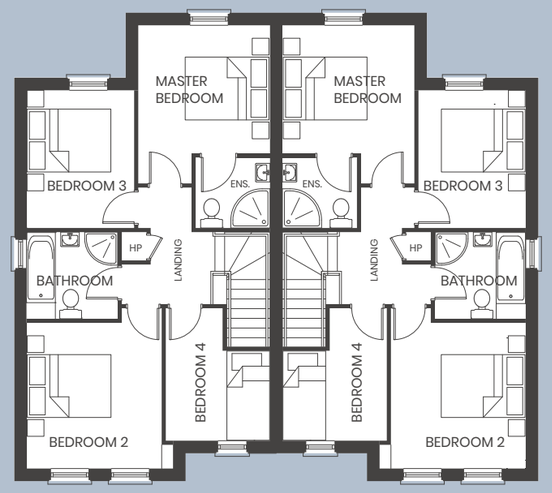


Ground Floor



First Floor

The Brownlow

4 Bedroom Semi-Detached with Snug

Ground Floor	
Lounge	4.95m x 3.70m
Kitchen/Dining	4.15m x 5.90m max
WC	1.85m x 0.95m
Snug	1.60m x 3.20m
First Floor	
Master Bedroom	3.85m x 3.20m max
Ensuite	1.70m x 1.80m
Bedroom 2	3.90m x 3.55m max
Bedroom 3	3.40m x 2.60m
Bedroom 4	3.20m x 2.55m max
Bathroom	2.10m x 2.20m

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The Hillsborough

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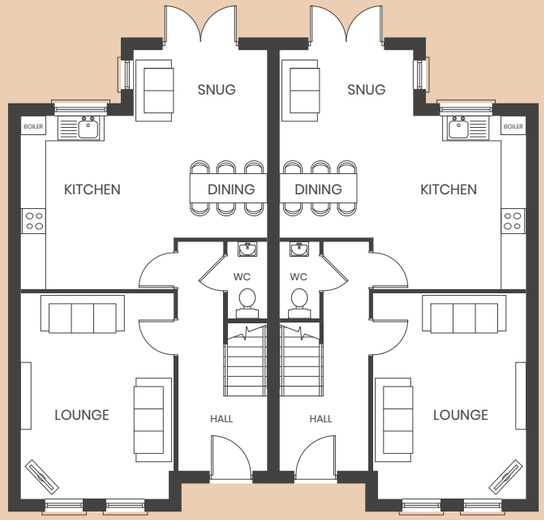
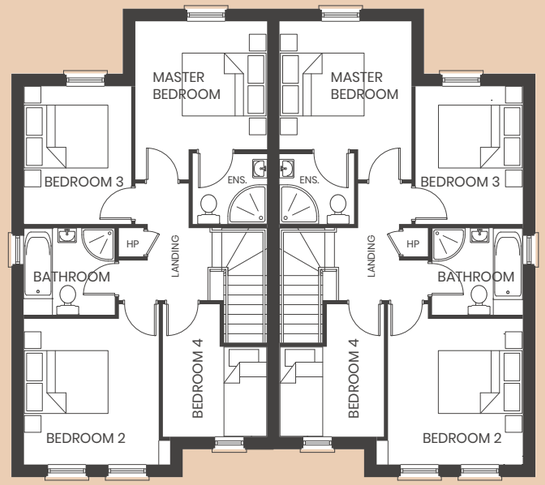


Ground Floor



First Floor

The Hillsborough

4 Bedroom Semi-Detached with Snug

Ground Floor	
Lounge	4.95m x 3.70m
Kitchen/Dining	4.15m x 5.90m max
WC	1.85m x 0.95m
Snug	1.60m x 3.20m
First Floor	
Master Bedroom	3.85m x 3.20m max
Ensuite	1.70m x 1.80m
Bedroom 2	3.90m x 3.55m max
Bedroom 3	3.40m x 2.60m
Bedroom 4	3.20m x 2.55m max
Bathroom	2.10m x 2.20m

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The Gosford

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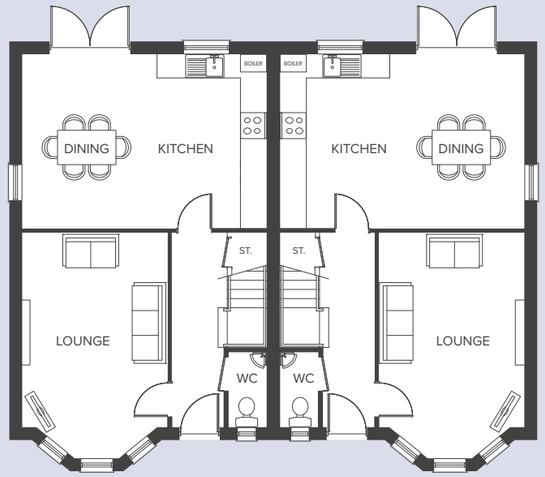
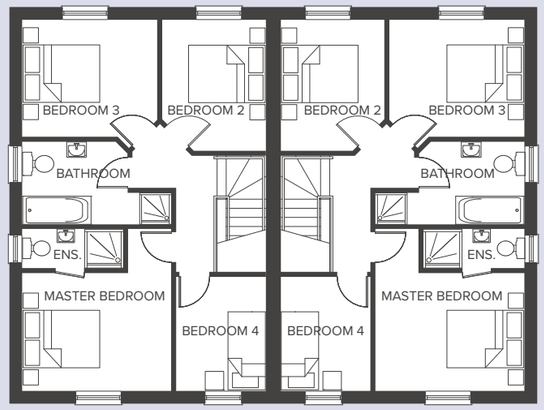


Ground Floor



First Floor

The Gosford

4 Bedroom Semi-Detached

Ground Floor

Lounge (inc. bay)	5.70m x 3.70m
Kitchen/Dining	4.50m x 6.10m
WC	1.90m x 1.00m

First Floor

Master Bedroom	4.10m x 3.80m max
Ensuite	1.00m x 2.60m
Bedroom 2	3.35m x 2.65m max
Bedroom 3	3.25m x 3.45m max
Bedroom 4	2.90m x 2.30m
Bathroom	2.10m x 3.80m max

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Castlehill - A Street View

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The Crom

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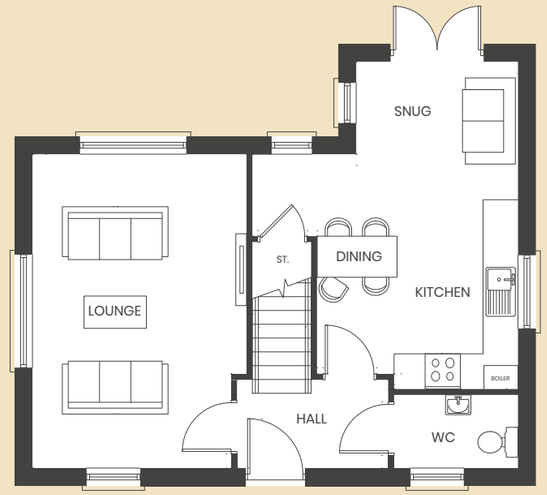
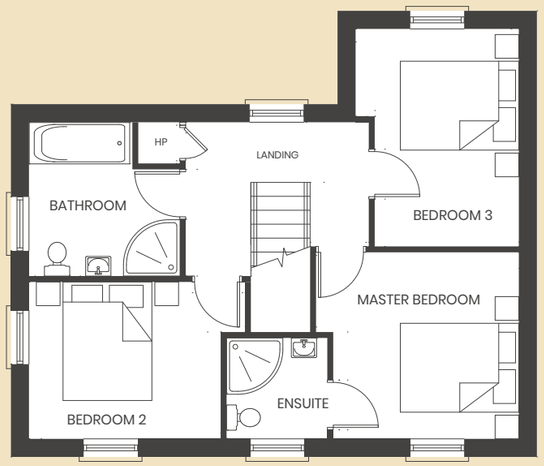


Ground Floor



First Floor

The Crom

3 Bedroom Detached
with Snug

Ground Floor

Lounge	5.35m x 3.65m max
Kitchen/Dining	4.00m x 4.50m max
WC	1.25m x 2.10m
Snug	1.60m x 2.75m

First Floor

Master Bedroom	3.15m x 3.40m max
Ensuite	1.70m x 1.70m
Bedroom 2	2.65m x 3.65m max
Bedroom 3	3.70m x 2.75m max
Bathroom	2.60m x 2.55m max

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The Slane

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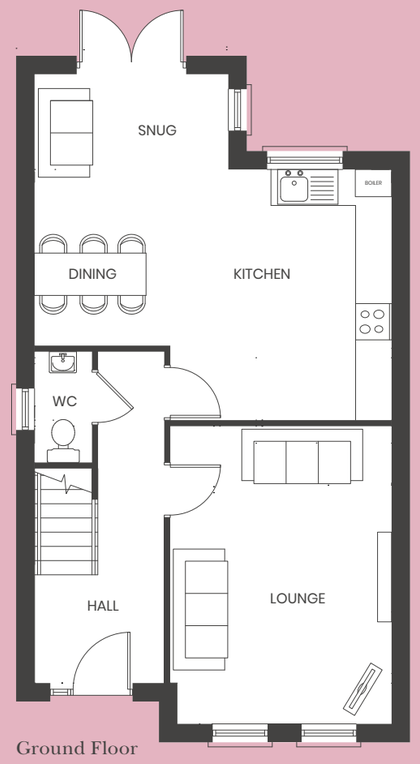
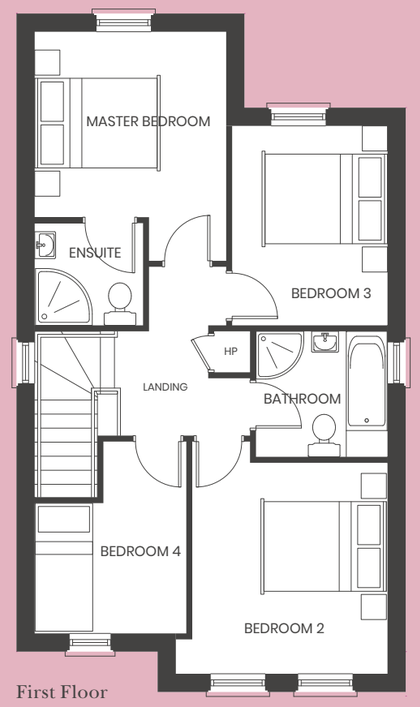


Ground Floor



First Floor

The Slane

4 Bedroom Detached
with Snug

Ground Floor	
Lounge	4.95m x 3.70m
Kitchen/Dining	4.15m x 5.90m max
WC	1.85m x 0.95m
Snug	1.60m x 3.20m
First Floor	
Master Bedroom	3.85m x 3.20m max
Ensuite	1.70m x 1.80m
Bedroom 2	3.90m x 3.55m max
Bedroom 3	3.40m x 2.60m
Bedroom 4	3.20m x 2.55m max
Bathroom	2.10m x 2.20m

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The Stormont

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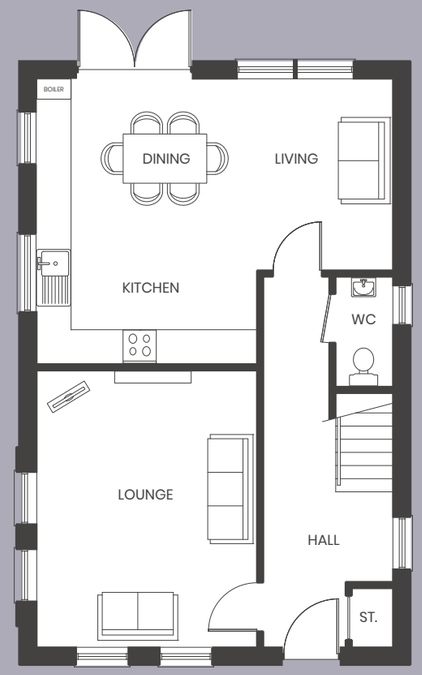
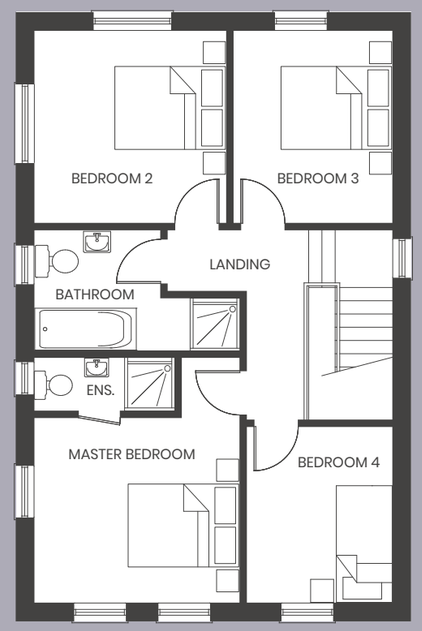


Ground Floor



First Floor

The Stormont

4 Bedroom Detached

Ground Floor

Lounge	4.85m x 3.85m
Kitchen/Dining/Living	5.00m x 6.25m max
WC	1.95m x 1.00m

First Floor

Master Bedroom	4.30m x 3.60m max
Ensuite	0.95m x 2.45m max
Bedroom 2	3.35m x 3.35m
Bedroom 3	3.35m x 2.80m
Bedroom 4	3.05m x 2.55m
Bathroom	2.10m x 2.90m max

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The Greencastle

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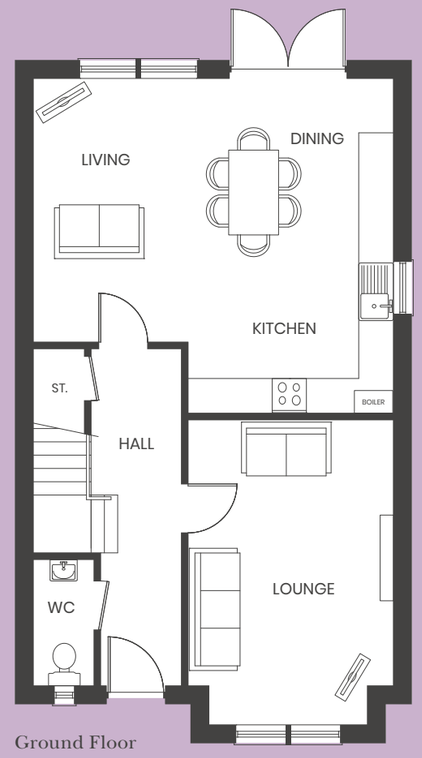
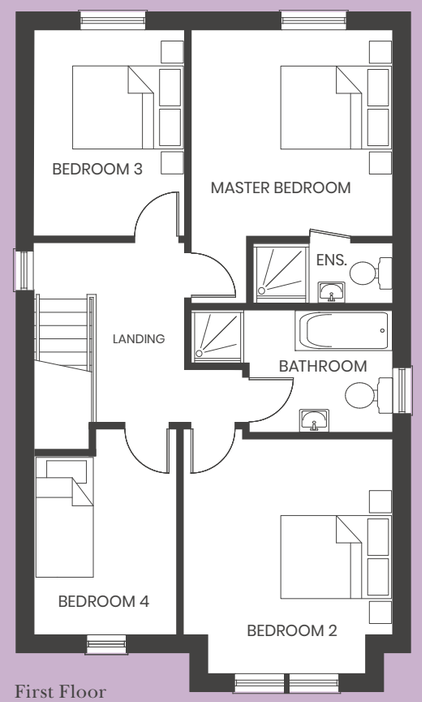


Ground Floor



First Floor

The Greencastle

4 Bedroom Detached

Ground Floor

Lounge	5.30m x 3.60m max
Kitchen/Dining/Living	5.80m x 6.30m max
WC	2.20m x 1.10m

First Floor

Master Bedroom	4.80m x 3.55m max
Ensuite	1.10m x 2.45m
Bedroom 2	4.10m x 3.70m max
Bedroom 3	3.60m x 2.65m max
Bedroom 4	3.60m x 2.50m max
Bathroom	2.15m x 2.80m max

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The Ashford

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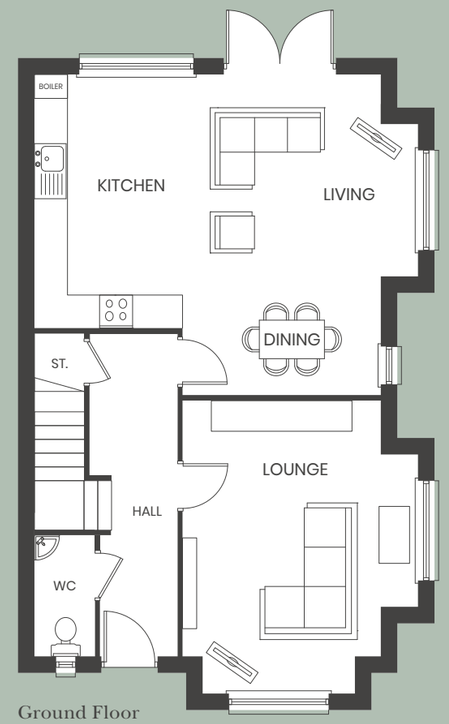
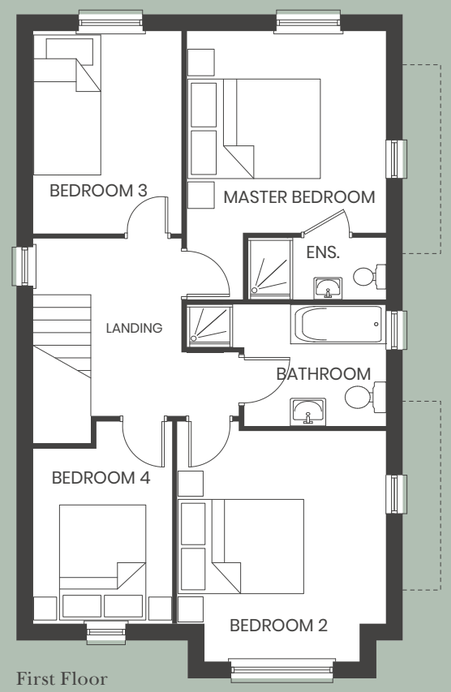


Ground Floor



First Floor

The Ashford

4 Bedroom Detached

Ground Floor

Lounge	5.30m x 4.30m max
Kitchen/Dining/Living	5.80m x 6.95m max
WC	2.20m x 1.10m

First Floor

Master Bedroom	4.80m x 3.55m max
Ensuite	1.05m x 2.50m
Bedroom 2	4.10m x 3.70m max
Bedroom 3	3.60m x 2.65m max
Bedroom 4	3.60m x 2.50m max
Bathroom	2.15m x 2.80m max

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The Monea

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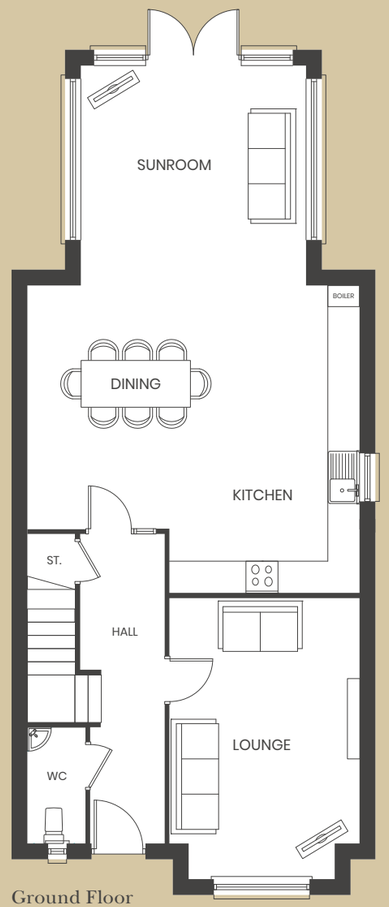
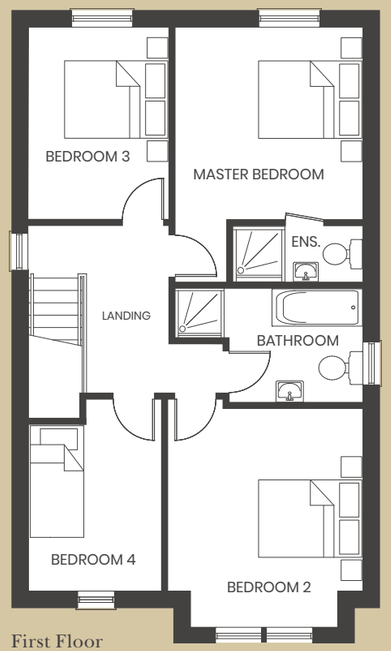


Ground Floor



First Floor

The Monea

4 Bedroom Detached
with Sunroom

Ground Floor	
Lounge	5.30m x 3.60m max
Kitchen/Dining	5.80m x 6.30m max
WC	2.20m x 1.10m
Sunroom	4.25m x 4.15m

First Floor	
Master Bedroom	4.80m x 3.55m max
Ensuite	1.10m x 2.45m
Bedroom 2	4.10m x 3.70m max
Bedroom 3	3.60m x 2.65m max
Bedroom 4	3.60m x 2.50m max
Bathroom	2.15m x 2.80m max

Dimensions may vary throughout construction and therefore it is advised, not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See terms and conditions for more details.

Handed versions of the house types are a feature of this development - please check with the selling agent for clarification.

Your Turnkey Package

Each home at Castlehill is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home.

Kitchen

- A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles;
- Eye level Hoover double oven;
- Integrated modern Hoover ceramic hob;
- Stainless steel extractor fan;
- Integrated Candy washer/dryer (where applicable);
- Integrated Hoover fridge/freezer;
- Integrated Hoover dishwasher; (appliances benefit from a 10 year parts warranty & a 2 year labour warranty, make/model subject to availability. A 1 year labour warranty applies to free standing appliances in the utility room)
- Convenient soft close drawers and doors to the kitchen;
- LED lighting under high level units to accommodate modern living (where applicable);
- Stainless steel Leisure bowl & a half sink & Lever tap.

Dining

- Full height glazed patio doors opening onto garden allowing extra space and natural light.

Bathroom / Ensuite

- Premium quality white sanitary ware;
- Chrome shower cubicles;
- Slimline shower trays (where applicable);
- Chrome towel rail to bathroom;
- Attractive vanity unit to main bathroom (except for the C4 Tully house type) and half pedestal sink (where applicable) to ensuite.

Plumbing & Heating

- Natural gas central heating with high energy efficient combi boiler supplying instant hot water for convenience. Complete with 5 year Warranty (subject to annual service);
- Electric shower to ensuite (where applicable);
- Thermostatic gas shower to main bathroom (where applicable) providing instant hot water.

Floor Coverings

- Stunning 600 x 600mm floor tile from our 'Austin' range to kitchen / dining / entrance hall / WC / main bathroom / ensuite and sunroom (where applicable);
- Wide range of Phloor Apollo carpet choice with comfort felt backing to lounge, stairs, landing and bedrooms.

Wall Coverings

- Easy clean glass splashback to hob area in kitchen;
- Choice of wall tiling:
  - » to bath area in main bathroom; (600mm but full height if shower over bath);
  - » to ensuite;
  - » to splashback in bathroom, ensuite and WC.

Lounge

- Impressive Balmoral composite marble surround fireplace, with a black granite back panel & hearth and a contemporary electric fire feature;
- Enhanced window proportions to maximise natural light.

Woodwork & Painting

- Oak style shaker doors throughout with contemporary ironmongery;
- Classical 6" moulded skirting throughout;
- Classical 4" moulded architrave throughout;
- All wall and ceiling surfaces painted white throughout with satin finish to woodwork.

Lighting & Media

- Extensive range of electrical sockets & TV points throughout. Electrical layout to be provided upon booking;
- Integrated downlighters to kitchen, bathroom and sunroom (where applicable);
- Internal wiring for TV, Sky and provision of future alarm system;
- Wired for BT;
- Mains operated smoke and carbon monoxide detectors.

Exterior

- Composite GRP insulated front door;
- Front and patio doors with multi point locking system;
- Classical wrought iron black metal railings (where applicable);
- Black PVC fascia and rainwater goods;
- Attractive A&G River Stone 3's pavers to front entrance door;
- Tarmac to driveways with edging detail (where applicable);
- A&G River Stone 3's mixed pavers to patio area in the secluded rear garden;
- 6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable);
- Beautifully landscaped front and back garden;
- Lawn turf to garden areas;
- Maintenance free decorative garden walls (where applicable);
- Outside water tap as standard;
- Door bell;
- Outside lighting at front and rear entrance to enhance the appearance with added security.
- External weatherproof electrical point for easy accessibility

Energy Efficiency & Design

- Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations);
- Enhanced window proportions allowing sunlight to spill throughout;
- 9ft floor to ceiling heights throughout, adding space & elegance (house type specific).

Warranty

- In addition Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC warranty as standard, giving homebuyers peace of mind.

Please note: In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction.

The Luxuries on Offer

Over the years, Braidwater has grown to know its customers and offers the luxurious turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater is pleased to offer a range of optional extras which will allow your home to be smarter, more comfortable and more secure.

Smart Home

Ensure your new home is even smarter with our selected range of modern technology upgrades for heating/lighting and security purposes:

- The 'Ember' wifi enabled heating control system to allow activation from anywhere on your smartphone to set a comfortable temperature by the time you get home, perfect for a cosy home in the winter evenings;
- Stay on top of your home security with an integrated 'Ring Video Doorbell' that allows you to see and speak with visitors from anywhere on your smartphone, with the addition of night vision and a HD camera this is an extra security feature in your home;
- For a wider security view bundle up to a 'Ring Smart Security Kit' which includes the 'Ring Video Doorbell' and a 'Spotlight HD Security Camera,' a versatile wire-free HD security camera that lets you see, hear and speak to anyone on your property from your phone, tablet and PC;
- 'Philips Hue' wifi enabled lighting system to allow activation from your smartphone. This can be used as a security feature to turn lights on and off, even when you are not at home.
- The complete wifi package - upgrade to the complete wifi package including the 'Ember' heating control system, 'Ring Smart Security Kit' and the 'Philips Hue' lighting system and make further savings!

Luxury Carpet Upgrade

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty.

Lounge

The stunning Balmoral natural limestone fireplace, is supplied with a black granite back panel & hearth and a contemporary electric fire. The striking visual effect of the natural stone surround adds an extra dimension to the style in the living room.

Kitchen Upgrades

With the kitchen becoming one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

- Premium quartz worktop in a variety of designs and colours which includes quartz upstands & splashback plus a high quality undermount bowl & half Franke sink with a Anteleo tap;
- Luxurious solid Wakefield door with a wide range of colours;
- Bring extra style to your kitchen units by selecting any of our upgrade door handles;
- Make the best use of your full height larder with an upgrade of pull out drawers;
- Elegant island from our Fenwick Legno / Wakefield ranges.

Storage Options

Classical style panelled built in storage options to bedrooms (where applicable).

Stylish Coving

Always a popular upgrade, you can add your own stamp to your new home and finish rooms classically with our stylish coving packages.

Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur.

- Calacatta tile: size 600 x 600mm
- Burlingstone Gris tile:
  Size 1000 x 500mm
  (bathroom/ensuite size only: 600 x 300mm)
- Taupe tile: size 1000 x 500mm
  (bathroom/ensuite size only: 600 x 300mm).

Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts:

- Metro (kitchen only): size 200 x 100mm
- Calacatta tile: size 850 x 280mm
- Burlingstone Gris tile: size 600 x 300mm;
- Burlingstone Taupe tile: size 600 x 300mm;
- High end finish with chrome tile trim.

Upgrade

To discuss an upgrade please speak to our selling agent for further details.

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Braidwater
HOMES

Terms & Conditions

This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

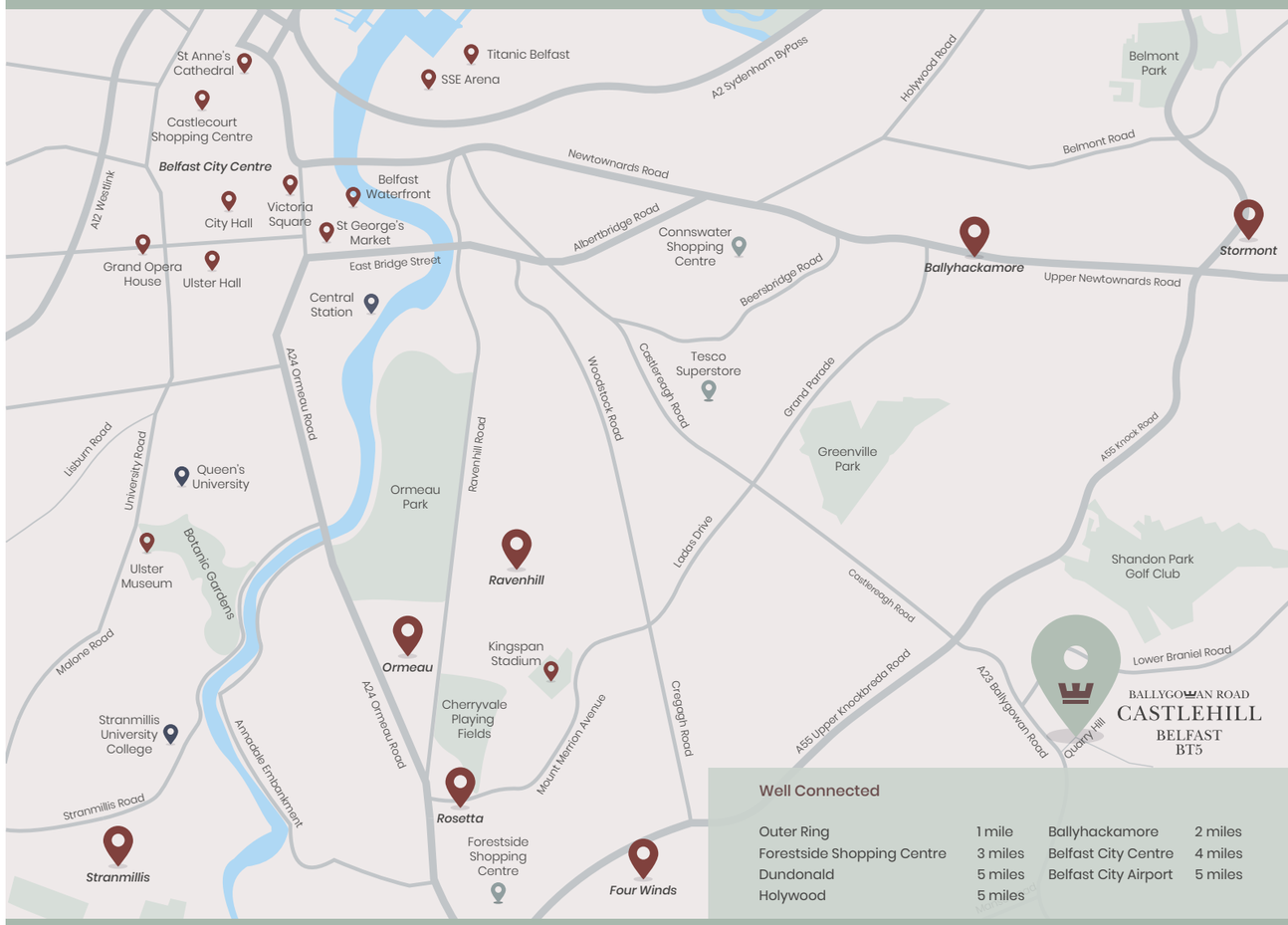
With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater reserve the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater reserve the right to change house type mix and tenure of any home subject to market conditions and without notice.

Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to raise the standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance.

Full details will be supplied on request after the exchange/upon receipt of contracts, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment.

Nothing contained in this disclaimer shall affect your statutory rights or contractual rights.



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